Bill Garrett Davidson County
Batch# 50271 DEEDWARR
01/23/2018 10:08:42 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20180123-0006820

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2295

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-TC17-126

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
18th day of January, 2018

Notary Public
Commission Expires: 7/6/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sara Broun 126 Westerly Drive Nashville, TN 37221	new owner	142-07-0A-126.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jimmy L. Petty and Brittany Petty, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara E. Broun, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 126 on the Plan of Willow Pointe, as set forth in Exhibit "A" of the Master Deed and By-Laws, of record in Book 6772, Page 257 and in Book 8867, Page 283, Register's Office of Davidson County, Tennessee and to which Exhibit "A" reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jimmy L. Petty, unmarried by Warranty Deed from Lyn E. Aurelius, unmarried of record in Instrument No. 20050531-0060903 Register's Office for Davidson County, Tennessee, dated May 23, 2005 and recorded on May 31, 2005. (Value of consideration shown in aforementioned deed $119,500.00.)

Being the same property conveyed to Jimmy L. Petty and Brittany Petty, husband and wife by Quit Claim Deed from Jimmy L. Petty, unmarried, and now known as Jimmy L. Petty, married of record in Instrument No. 20080701-0067748 Register's Office for Davidson County, Tennessee, dated March 27, 2008 and recorded on July 01, 2008. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 126 Westerly Drive Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 126 Westerly Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of January, 2018.

Jimmy L. Petty

Brittany Petty

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Jimmy L. Petty and Brittany Petty

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of January, 2018.

Notary Public
My Commission Expires: 5 6 19

(Notary Seal)

